

City of El Paso - City Plan Commission Staff Report

Case No: SUSU13-00056 Paseo Del Este Boulevard Unit One

Application Type: Major Final **CPC Hearing Date:** July 25, 2013

Staff Planner: Nelson Ortiz, (915) 541-4931, ortiznx@elpasotexas.gov

Location: North of Eastlake and East of Paseo Del Este

Acreage: 4.323 acres
Rep District: East ETJ

Existing Use: Vacant
Existing Zoning: N/A
Proposed Zoning: N/A

Nearest Park: Ranchos Del Sol Park (1.11 mile)
Nearest School: Eastlake High School (1.16 mile)

Park Fees Required: N/A Impact Fee Area: N/A

Property Owner:Hunt Mission Ridge, LLCApplicant:Hunt Mission Ridge, LLCRepresentative:TRE & Associates, LLC

SURROUNDING ZONING AND LAND USE

South: N/A / East ETJ / Residential Neighborhood **North:** N/A / East ETJ / Residential Neighborhood

East: N/A / East ETJ / Vacant West: N/A / East ETJ / Vacant

PLAN EL PASO DESIGNATION: G4 Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant proposes to subdivide 4.323 acres of vacant land for a portion of Paseo Del Este Boulevard. This development will serve as a necessary connection between two existing residential developments. The application is vested under the former subdivision code.

The applicant is requesting the following modification:

• To allow for a 120-foot minor arterial that includes 76 feet of pavement to include 6-foot hike/bike trails, a 24-foot median, 5-foot parkways and sidewalks.

This proposed cross-section matches the existing roadway on either side.

CASE HISTORY

The City Plan Commission, at its regular meeting of April 5, 2012, voted to approve Paseo del Este Boulevard Unit One on a Major Preliminary application. With this application, the applicant

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is seeking approval of the final plat which has no major changes from the preliminary plat.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the modification request and **approval** of Paseo Del Este Boulevard Unit One, based on the following requirement:

Planning Division Recommendation:

Staff recommends **approval** with a modifications. As per Section 19.04.170 (Modification of conditions):

A-3. The subdivider has demonstrated an alternative method of development that will improve the aesthetic value of the subdivision while giving equal emphasis to safety, economy, tax yield, maintenance cost, response time, drainage dedication and improvement of parkland and open space amenities, and vehicular access and pedestrian passage.

City Development Department - Land Development

We have reviewed subject plats and recommend **Approval**. Developer/Engineer shall address the following comments.

- 1. Provide an acceptable stormwater management plan in accordance with Section 19.19.030 of the current subdivision ordinance.
- 2. All downstream offsite stormwater management facilities shall be in place prior to the development of the subject property.
- 3. During design of the subdivision improvements ensure all stormwater culvert crossings are large enough to convey stormwater runoff and sediment from the upstream areas. Provide sufficient access for mechanized maintenance equipment and vehicles.
- 4. At the improvement plan stage EPWU requires the Engineer to account for sediment volume in all calculations used to size stormwater drainage structures. Provide appropriate stormwater infrastructure to prevent sediment from clogging the proposed crossings.
- 5. At the improvement plan stage, protect the subject property from stormwater runoff from the adjacent undeveloped terrain.
- 6. EPWU recommends using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff.

Parks and Recreation Department

We have reviewed <u>Paseo Del Este Boulevard #1</u>, a major final plat map and offer no objections to this subdivision application.

Please note that this subdivision meet the requirements to be excluded from the calculation for "Parkland Dedication" as per ordinance Title 19 – Subdivision & Development Plats, Chapter 19.20 Parks and Open Space as noted below.

<u>19.20.060</u> - Exclusions from Dedication Requirements.

Exclusions. The following shall be excluded from the calculation for parkland dedication. In all instances, the burden of proof shall be on the subdivider to demonstrate that the plat meets the requirements of this chapter:

H. Land shown within a subdivision, whether residential or nonresidential, which is designated for use as a public facility.

El Paso Water Utilities

- 1. EPWU does not object to this request.
- 2. The EPWU maintains and operates a 24-inch diameter water line along Paseo Del Este. The water transmission main is mostly located within the Paso Del Este right-of-way. A portion of the water transmission main leaves the Paseo Del Este right-of-way across the northern right-of-way line and extends parallel to Paseo Del Este Boulevard across and existing arroyo. After the main crosses the arroyo, the water main enters Paseo Del Este Boulevard right-of-way. The water transmission main is approximately 7-ft deep with 5-ft of soil cover.

General

3. The proposed subdivision is located within the East El Paso Extraterritorial Jurisdiction (ETJ) within one of the Paseo Del Este Municipal Utility Districts (MUDs) service area. The Paseo Del Este MUD receives wholesale water and wastewater service from the El Paso Water Utilities – Public Service Board (EPWU-PSB) in accordance with the Paseo del Este Wholesale Contract and EPWU-PSB Rules and Regulations No. 11.

911 District

No comments received.

El Paso Department of Transportation

No comments received.

El Paso Fire Department

No comments received.

Sun Metro

No comments received.

Central Appraisal District

No comments received.

El Paso Electric Company

No comments received.

Texas Gas Company

No comments received.

Socorro Independent School District

No comments received.

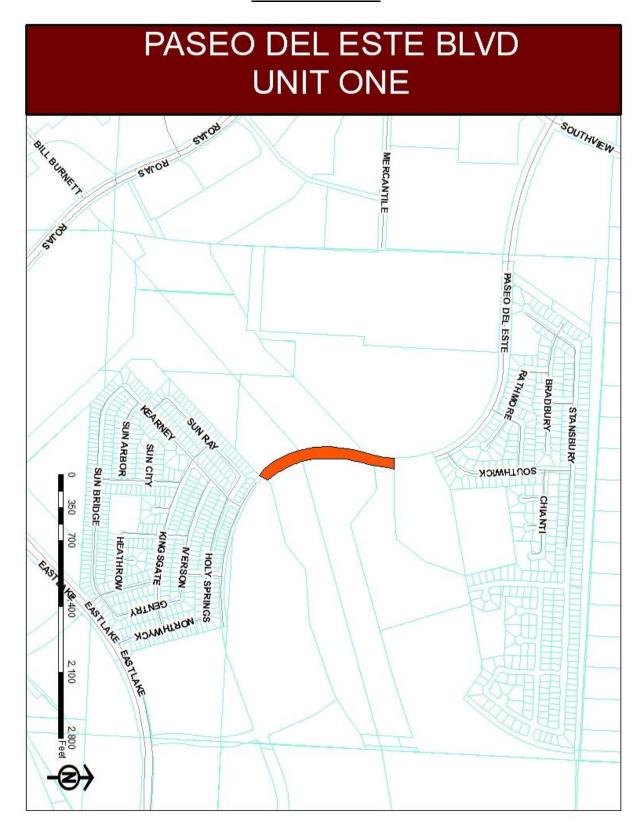
Additional Requirements and General Comments:

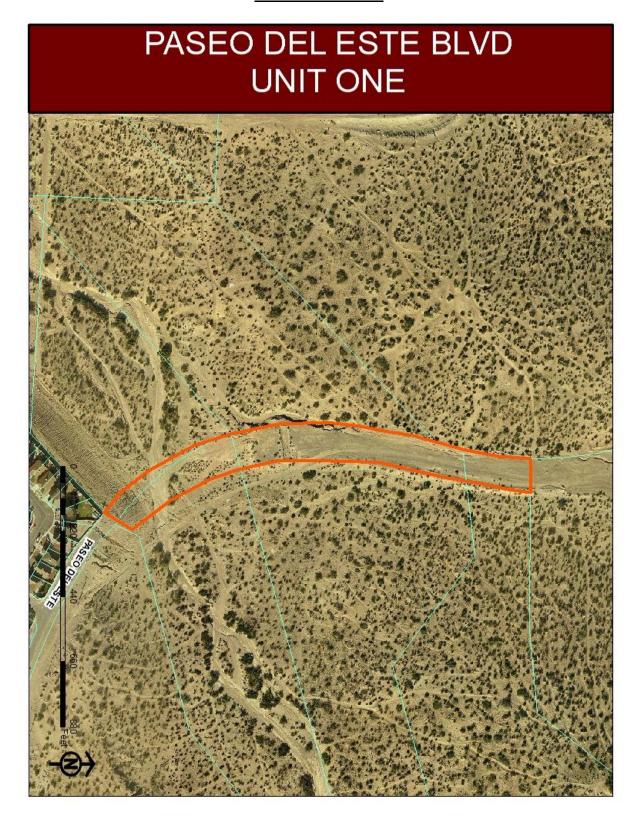
- 1. Submit to the City Development Department Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable

2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Attachments

- 1. Location map
- 2. Aerial map
- 3. Final plat
- 4. Modification Request
- 5. Application





ATTACHMENT 3 O.A. DANIELSON SURVEY NO. 315 INVESTIGATE, AND PRIMARY FRACTIONS SHALL, HE MANDAGED ARRESANT TO THE INTRINCIOL, AGRICUATE GRIDT POPULATE ST. 2006, HE MESSED CO. EXTE MANDAGE, MISH OF SHALL, AND AND THE GRIDTHY OF EL MAD. TICK, FOR MANDAGED OF MEDICAC, MISH OF MICH, AND ASSOCIATION AND STREET, FOR AND ASSOCIATION SHARM ON HIS TAKE ON AN OR HE MANDAGED AND STREET, FOR AND ASSOCIATION SHARM ON HIS TAKE ON AND AS THE ASSOCIATION AND STREET, FOR AND ASSOCIATION SHARM ON HIS TAKE ON AND AS THE ASSOCIATION AND A CODEMARCE WITH TIDES LOCAL CONTINUENT COOR SECTION 122 CATES, IT IS REFERRED THE SECTION 122 CATES IN THE HART MEISCH REDEL, LUC, 1465 ORFINNED A PRIMET PECH TSE COUNTY ROJA 1465 SERDOL SEPHIFINENT RESIDENCE, DE 1465 CENTRE SUPPORT READ TON HETMALARION OF UNLIVEX, CONTRIGUENCE OF RESIDENCE, DE 1465 CENTRE SUPPORT. ANT MESON ROOK, LLC, THE EMBENDER OF PASCO DEL SET BOALEWIN MAY DAE, HAS REFINALED LL, URLEY EXPANCE LINES TO THE PROPRIETY LINES, CALLESS DIRECTION AMPRICADES IN WESTING, BY THE COMPTY DEMBELS. CONTRA AND RECTRICATIONS FOR PLANE COMMENTS STREET, ALS THAT, CRISIN, 2506, 1-78 (STREET, ALS) STREET, ALS THAT CONTRACT IN THE CONTRACT IN TH INAL DELIAN INAL DELIAN BUSID ON WITH TEMA AMPORT REFERENCE FORT TIONA (WIS PD NO. AMESTY) HAVE JUTUM AND RETERENCED TO INCRES. HAVING AN ELECTION OF 4005.60. DSS CHEELS 'Y SE' IN THE MAK OF LON THE SOUTH SOE OF MAKED DELISTE OF THE SOUTHWEST CONNELS OF S TO CORPS THAT WATER AND EXREST SERVICES WAIL RE PROPRIED TO PASSO DOS, CERT. VARIO MAT ONE OF THE PASSO DES SETS MANDRAS LITTLY DESTREYS AND A THE ACCOUNT WATER AND THE RESTREAS AND THE MESSAGE OF THE TRANS WATER AND THE MESSAGE OF THE TRANS WATER AND THE ACCOUNT WATER AND THE ACCOUNT WATER AND THE ACCOUNT OF THE ACC HATE SHOWN HEREDH AME BAGED OM THE TEXAS ESME PLANE COORDMATE SISTEM, TEXAS TOME, MARSE (02) HARIL SE BIJANIOS SIGNEM AME CHE BEZHING: "RESE COORDMATES HISTE TO REMA METERMETE PORTE TOMA, ONES PER UM AMERICA", HANDIO HINUES, STANSIO HOMBOTON, BIJANS'(N) COMBINED SCALE FACTOR O NORTYTEN, ALL DITEMENT MORNI JAFF MIRTANE ACRES OF DESCRIPTIONS 344 OF DESCRIPTION OF DESCRIP TO WITH IT, PAGE COUNTY, TEAM APPROMATELY TELEVICES AND METERS OF METERS OF THE TOWN OF HEMITINE, TELEVICE OF A TELEVICE OF THE TOWN OF HEMITINE, TELEVICE OF THE TOWN OF HEMITINE, TELEVICE OF THE TELEVICE O THE THE PERSON NAMED AND POST OF THE PERSON N RASTLAKS SETATES UNIT ONE HUNT CONTRACTOR OF THE PARTY OF THE C.D. STEWART SURVEY NO. 319 图 2002 Aragosa Read, Salle B-6 + El Paso, TX 79905 200 Zaragosa Read, Salle B-6 + El Paso, TX 79905 2004 (95) 900-9009 + Pasr (95) 800-900 THENCE departing the polits like of each 12.440 date that and conclusing lear and excess lead 29.104 once buttle said 62.725 are bath and said 44.104 date that the following three (3) outrees and distances: S 127779* W. for a distance of 313.77 feet to a 5/8 inch iron rod with cap stemped "Zimi" found, being the beginning of a curve to the late, and Ex 88/3/44* E. depring the exit time of said \$12.003 sore dought he such to an of each \$12.440 sore three and the comp land at \$25.04 some freet, for a different at \$20.00 feet to a \$3/8 beh-yed with ong stamped "256" set of the lengthering of a cores to the and landy the inclinant cores of the lengthering beautiful freet. In the **BOULEVARD UNIT ONE** DATE OF PREPARATION: DECEMBER 16, 2011 PASEO DEL ESTE CORTEY MAY 1 MAY COMPAND WITH THE ROUMBERFOR OF TIME LOCK COMPANNING CONTRACTOR OF CONTRACTOR OF COMPANNING CONTRACTOR OF CONTRACTOR O HE SUPERMENT OF THE & ASSOCIATES, LLC. AS APPROVED BY THE CITY COUNCY, OF THE CITY OF EL HASO DIS TIY OF EL PASO CERTIFICATE OF PLAT APPROVAL UNDER DOAL GOVERNMENT CODE ZIZ.000 (C) AND ZIZ.0115 (B). STAIR OF TEXAS ORE AS, THE CHECKMENT AND AND REPORT OF THE TAN PERSONALL PREVIOUS AND CHARMAC CREEKE MADE MADES AND MORE ALL TO AND AND AND THE PERSON WHOSE YAME OF MADES. WHO AND THE AND THE PROPERTY OF T TRONCOSO, P.E. NO. 92039 JOING BY MAD FOR DL PAGO COUNTY, COUNTY CERTIFICATE OF PLAT APPROVAL ENT CODE 232.026 (A): TOWS. H



Engineering Solutions

June 27, 2013

Mr. Raul Garcia Planning Department City of El Paso 222 South Campbell El Paso, Texas 79901

Re: Paseo Del Este Blvd Unit One

Modification Request for Paseo Del Este Blvd

TRE No.: 1502-11017-14

Dear Mr. Garcia:

On behalf of Hunt Mission Ridge LLC, TRE & Associates, LLC is respectfully requesting a modification from the 76 ft. right-of-way Minor Arterial cross section as follows:

. Modification for a 120 ft R.O.W. Major Arterial Street:

We are asking for a modification request from the 76 ft. right-of-way Minor Arterial cross section to a proposed 120 ft. right-of-way Major Arterial. This request will allow a safe and convenient connection from the existing Paseo Del Este Blvd. at the end of the Americas Estates development to the existing Eastlake Estates Paseo Del Este Blvd. The two existing roadways consists of 120 ft. right-of-ways, 24 ft. raised median, 38 ft. of roadway with a 6 ft. bike lane within, a 5 ft. sidewalk and a 5 ft. parkway. The proposed Paseo Del Este Blvd will consist of the same cross section to complete the missing section of approximately 1566 feet.

We respectfully request the above mentioned modification request to the roadway standards. Should you have any questions or need any additional information, please do not hesitate to contact me or Linda C. Troncoso at 915-852-9093.

Sincerely,

TRE & ASSOCIATES, LLC

Nadia E. Mora, E.I.T.

NM:rr:lct

Cc: Mr. Jose Lares, P.E.; Hunt Communities GP, LLC

Mr. Joel Guzman; Hunt Communities GP, LLC Ms. Linda C. Troncoso, P.E.; TRE & Associates, LLC Mr. Robert Romero, P.E.; TRE & Associates, LLC

801 N. El Paso St., Ste. 150 El Paso, Texas 79902 P (915) 852-9093 F (915) 629-8506 5524 Bee Caves Road, Ste. E-2 Austin, Texas 78746 P (512) 358-4049 F (512) 366-5374 www.tr-eng.com TBPE Firm No. 13987



CITY PLAN COMMISSION APPLICATION FOR MAJOR SUBDIVISION FINAL APPROVAL

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	frecord HUNT MISSION RIDG (Nam &c Address)		(Zip)		915-533-1122 (Phone)	
Develope	er HUNT MISSION RIDGE, LI	LC., 4401 N. MESA, EL PA	SO, TEXAS	79902	915-533-1122	
	(Nam &e Address)		(Zip)		(Phone)	
Engineer	TRE & ASSOCIATES, LLC.,	801 N. EL PASO, EL PASO	, TEXAS	79902	915-852-9093	
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NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.